

## **AFFORDABLE HOUSING ADVISORY BOARD**

### **Annual Legislative Meeting**

**The Radisson Hotel – SeaTac, WA**

**13 December 2006 10am – 2pm**

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**Members:** Hugh Spitzer, Joseph Diehl, Thomas Moak, Joan Hernandez, Renee Rooker, Paul Purcell, Lynn Davison, Chris Lowell, Christine Walsh Rogers.

**Guests:** Jeanette McKague (Washington Realtors) and Maureen Howard (Habitat for Humanity).

**Staff:** Heather Ballash, Martin McMurry

#### **I. Welcome & Introductions (Hugh Spitzer, Chair)**

- a. Announcement of Stephen Buxbaum's (Ex-Officio) departure from CTED.
- b. Will Graham, former Managing Director in CTED, will assume the new Assistant Director position for Housing.
- c. Submittal of Juli Wilkerson's letter.
- d. There are some concerns over the transition in the Housing Division and the agency as a whole.
- e. Possibility for a meet and greet with stakeholders?
- f. There was a call for a draft letter of the Housing Division's accomplishments to Juli as well as Will Graham. There needs to be language articulating how CTED and stakeholders can work together to move the affordable housing agenda.
- g. A similar letter could go to Kari Burrell as well as direct communication from AHAB to the Governor.
- h. The key is to stress to move the affordable housing agenda as we move into the legislative session.
- i. **Governor:** letter stressing eagerness to move forward on legislative agenda; **Legislature:** letter stressing the housing agenda **Stephen (Lynn et al):** letter of thanks; **Juli (Hugh):** supporting transition, positive letter on new appointment.
- j. **ALL MOTIONED.**

#### **II. Nominations and Appointments to AHAB**

- a. Jayni Kamin lost her post in Mason County. She could be asked to continue.
- b. Lynn Davison expresses her continuance for the board. CTED staff will e-mail information to Lynn.
- c. Stephen expressed to follow up with the REALTORS.
- d. David Gruenstien, appointed last year, will continue.
- e. Mortgage lender position is being deliberated (Edward Palmer).
- f. For profit spot is also open.
- g. Annika Simmons is no longer active.

- h. Hugh's term expires; Paul Purcell expressed interest in the chair. Lynn as well. Carla Okigwe is also on the list. The list has not gone to the governor.
- i. Hugh and Stephen may send a letter regarding appointments.

### III. **Proposed By-Laws Amendments.**

- a. Notice of meetings changed from 7 days to 24 hours.
- b. Proposed amendment to include info on the Policy Advisory Team to further the work of the board. (Article 3, section 5).
- c. Proposal for the PAT to be a **standing committee**.
- d. Article 4: new section about the PAT.
- e. PAT minutes could be e-mailed to AHAB members. Committee Reports.
- f. Member list should reflect the PAT member on AHAB.
- g. Chair of AHAB shall appoint chair of PAT.
- h. AHAB Sub-Committees should send minutes/summary to the entire board.
- i. Meeting Attendance changes. Failure to attend 3 meetings may result in removal.
- j. **Executive committee: Chair, vice chair, chair of the PAT**

### IV. **Legislative Discussion**

- a. CTED staff reporting on **3 pieces of legislation**.
- b. AHFA: AHAB performance measure requirements. Concern over a shift towards staff work and limited help.
- c. Ending Homelessness: more performance measures on 2163.
- d. Affordable Housing Development (Pettigrew): requires a broad array of government's notice of properties in order for HA to purchase for low income housing purposes.
- e. GMA Taskforce policy: Won't know Governors actions until the release her Budget.
- f. Hugh reported to a Joint Committee Legislative session and presented the GMA Taskforce in total.

- **Low Income Housing Alliance:**

- Triple the HTF.
- Fair Zoning for affordable housing.
  - Tacoma and Pasco are examples of unfair zoning practices.
  - Zoning discrimination: the focus should be on the GMA
- Preserve Manufactured Housing
  - Relocation is a main issue, but also preserving the stock.
  - Also consistent with AHAB 5 year plan.
- Tax Credits for Contributions to Low-Income Housing
- Expand TIFs
  - AHAB supports—it increases funding/ in concert with GMA Taskforce.
- **For 2007 AHAB Agenda: Predatory Lending**

- **AWHA (Close to AHAB 5 year plan; and GMA Taskforce agenda)**

- Support increases in the HTF.
- Enough funding for O&M
- Amending the Public Disclosure Law; personal tenant information is currently public.
- **Habitat for Humanity**
  - Increase HTF
- **WSCH**
  - Tie Housing and services together.
  - Increase THOR Assistance.
  - Increase HTF
  - Support increase in 2163 funds
  - De Siloing
- **REALTORS**
  - Attached in packets

**Future Items AHAB may focus on:**

- Corrections and re-entry. Waiting for the governor's budget. Possibly placed on 2007 AHAB agenda for further intense studying.
- Department of Revenue are now issuing tax credits for affordable housing development, now of which, property tax applies. Tax credits are essentially getting taxed because they are treated as a source of income.
- Workforce housing tied to services

**AHAB Legislative Agenda Proposal**

- Lead with the GMA Taskforce suggestions (GMA Enforcement).
  - Highlight new infrastructure funding.
  - Zoning and building codes.
  - Buildable Lands study.
  - Property tax and construction tax exemptions for low-income housing.
- Increasing the HTF
- Tax Credits & THOR increases.
  - Consistent with homelessness agenda.
  - Support 2163 program with additional funding.
- Manufactured Housing Preservation.
  - New strategies for people who are displaced.
  - New funding.
- Performance Measurement
- Workforce Housing, ex-offender housing, predatory lending

**State Advisory Council on Homelessness (See attached)**

- Recommendations to ICH
- Tie housing and Services together (In AHAB 5 year plan)
- Will Graham is now the Chair of ICH.
- Focus on Homeless Youth as well? Could this be contained in the governor's letter?
- Better coordination with ICH and AHAB

**Next Meeting:** January 31<sup>st</sup> 2007